



**STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097**

BRENNON T. MORIOKA
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IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF HANGAR FACILITIES LEASE TO COLIN K. PERRY
KALAELOA AIRPORT, ISLAND OF OAHU, STATE OF HAWAII

OAHU

REQUEST:

Issuance of Hangar Facilities Lease to COLIN K. PERRY at Kalaeloa Airport for the development, construction, operation, and maintenance of a general aviation hangar facility; and the conduct of private aviation activities at Kalaeloa Airport.

APPLICANT / LESSEE:

COLIN K. PERRY, a sole proprietor, whose post office address is 91-215 Ewa Beach Road, Ewa Beach, Hawaii 96706

LEGAL REFERENCE:

Subsection 171-59(b), Hawaii Revised Statutes

LOCATION AND AREA:

Portion of Kalaeloa Airport, Ewa, Island of Oahu, identified by Tax Map Key: 1st Division, 9-1-13: Portion of 32

AREA:

Area/Space No. 408-101, containing a land area of approximately 5,625 square feet of improved, paved general aviation land, as shown and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District: Urban
City and County of Honolulu: P-2 (To be rezoned in the future)

LAND TITLE STATUS:

Non-ceded land acquired from the U.S. Government by the State of Hawaii after
Statehood

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES ☐ NO ☒

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3861, setting aside
Kalaeloa Airport under the control and management of the Department of Transportation,
Airports Division, State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

1. Development, construction, operation, and maintenance of a general aviation hangar
facility; and
2. Conduct private aviation activities

TERM OF LEASE:

Ten (10) years

LEASE COMMENCEMENT DATE:

Upon execution of the documents

ANNUAL GROUND LEASE RENTAL:

First five years (lease years 1 through 5): \$3,318.75.00 per annum, payable in monthly
installments of \$276.56, in advance, based upon a ground lease rental rate of \$0.59 per
square foot per annum for improved, paved general aviation land at Kalaeloa Airport.

Second five years (lease years 6 through 10): \$3,816.56 per annum, payable in monthly installments of \$318.05, in advance, based upon the product of the annual rental for the fifth (5th) year of the lease term (\$3,318.75) and 115%.

PERFORMANCE BOND:

Sum equal to the annual land lease rental in effect.

MINIMUM IMPROVEMENTS REQUIREMENT:

\$35,000.00

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: COLIN K. PERRY desires to develop, construct, operate and maintain a general aviation hangar facility on the proposed leased premises.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 14, 1990, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

REMARKS:

In accordance with Section 171-59(b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation proposes to issue a direct lease to COLIN K. PERRY, a sole proprietor, for the purpose of (1) developing, constructing, operating, and maintaining a general aviation hangar facility and other related accessory improvements; and (2) conducting private aviation activities at Kalaeloa Airport.

BLNR-Issuance of Lease
Colin K. Perry
Hangar Facilities Lease

-4-

RECOMMENDATION:

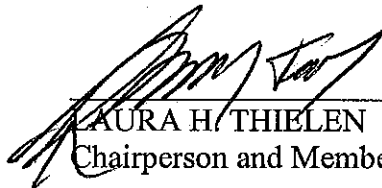
That the Board authorize the Department of Transportation to issue a direct lease to COLIN K. PERRY, a sole proprietor, subject to (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,

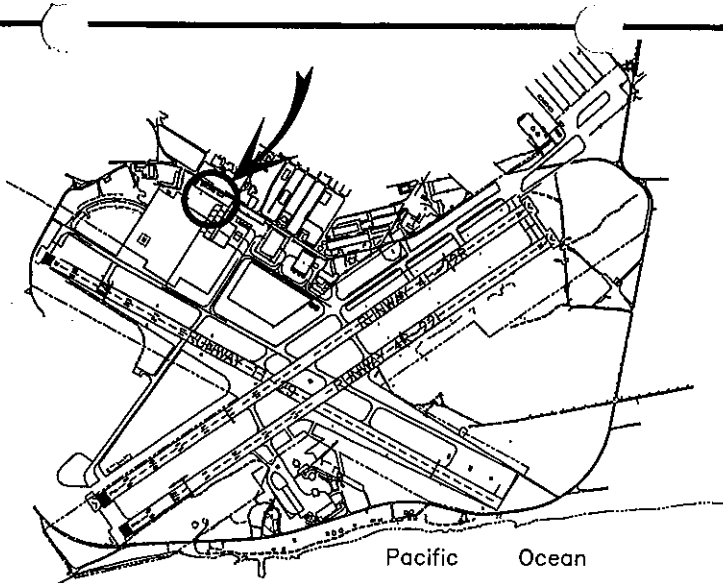


BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:

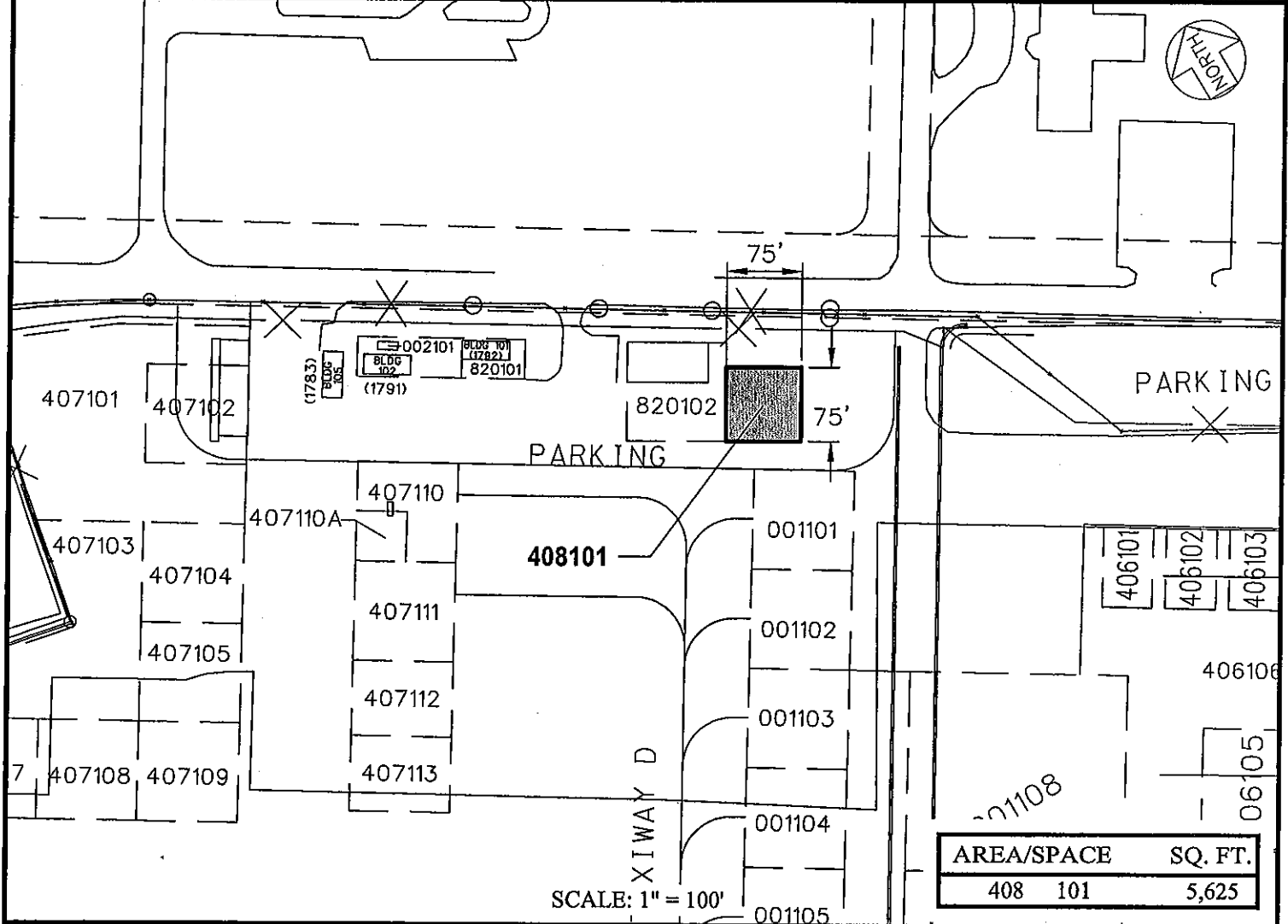


LAURA H. THIELEN
Chairperson and Member



3000:1

LOCATION PLAN



DATE : AUGUST 2008

EXHIBIT: **A**



Airports Division

COLIN PERRY

HANGAR

408101

KALAELOA AIRPORT

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